

Kerri Creighton

From: Miskulin, James MOTI:EX <James.Miskulin@gov.bc.ca>
Sent: October 22, 2024 2:00 PM
To: Planning Shared
Subject: MOTI File 2024-04495 - Rezoning of 10787 Kimola Road

[CAUTION] This email originated from outside of the ACRD

Hello,

The ministry has reviewed the subject proposal and provides the following comments:

- The ministry supports the proposed 3 lot subdivision
- The applicant will be required to prove that the proposal can support onsite septic and sewer at time of subdivision.
- Applicant will be required to provide road dedication along the Northern boundary of the property at time of subdivision. Exact amount to be confirmed, but will likely be required to bring total road dedication of Kimola Road to 20m in width along entire frontage of property.

Thank you,

James Miskulin, BBA, MCPM

He/Him

Senior Development Services Officer

Ministry of Transportation and Infrastructure

Vancouver Island District

P: 250-734-4821 | james.miskulin@gov.bc.ca

[APPLY FOR PERMIT](#)

[APPLY FOR BCeID](#)

[SUBDIVISION INFORMATION](#)

I recognize and respectfully acknowledge the Snuneymuxw First Nation, on whose traditional territory I live, work, learn and play.



BYLAW NO.: P1509 & P1510

ACRD FILE NO.: RD24005

APPLICANT NAME: Les and Sue Strachan
ACRD CONTACT: Alex Dyer, MCIP, RPP, Planning Manager
Date of Referral: August 29, 2024

Approval Recommended for
Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to
Conditions Below

Approval NOT Recommended Due
to Reasons Outlined Below

Subdivision:

Island Health will have an opportunity to review subdivision applications through the referral process with the Ministry of Transportation and Infrastructure to ensure the proposal meets the intent of Island Health's Subdivision Standards.

Sewage Disposal:

Increasing the density of a parcel may elevate the risk of detrimental cumulative impact associated with increased use of onsite sewage systems. Island Health's subdivision standards are designed to address these concerns while ensuring there is sufficient area for a primary and reserve system by setting standards for minimum lot size and required depth of native mineral soil.

While a Registered Onsite Wastewater Practitioner is able to evaluate the ability of the soils to support an onsite sewerage system, the Sewerage System Standard Practice Manual states that the manual is not intended to address the potential cumulative impacts of discharge from multiple sewerage systems within a given area.

Sewerage System Construction:

Construction and maintenance of a sewerage system with a daily design flow of less than 22,700 litres per day must meet the requirements of the Sewerage System Regulation. Larger waste water systems of 22 700 litres per day or more must meet the Municipal Wastewater Regulation requirements under the Environmental Management Act.

Water supply:

The Drinking Water Protection Act does not apply to a domestic water supply system that serves only one single-family residence. All water supply systems, any system other than a domestic water system that serves only one single-family residence, must comply with the Drinking Water Protection Act and Regulation and seek approval for construction and operation from our office.

Agency (please print): Island Health

Name (please print): Leni Rose

Title: Environmental Health Officer

Signature:

Leni Rose

Digitally signed by Leni Rose
Date: 2024.09.17 15:34:52 -07'00'

Date: 17-SEP-24

PL20240044/RD24005

Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | www.acrd.bc.ca

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